



**Monroe County
Planning and
Environmental
Resources**

Did you know?

- A total of 74 residents attended the two workshops on July 27th.
- The northern project boundary has been changed from MM 106 to MM 107 to include Ocean Isles Estates.
- 202 people have applied for new residential construction permits for the Key Largo planning area (MM 97 to 107) and are currently awaiting allocations. The Rate of Growth Ordinance (ROGO) limits the number of new home permits distributed per year to 46 for the entire Upper Keys.
- Interestingly, 15% of full-time residents in the Keys entertain overnight guests for about 50% of the year – while another 15% almost never have overnight guests according to a 2002 survey. The majority reported to entertain guests "just occasionally".

If you miss or can not attend our meetings, you may submit your written comments to, David Dacquisto, see reverse for contact information.

Key Largo Plan

Monroe County's Livable CommuniKeys Program

Volume 1, Issue 2

August 2004

Key Largo Master Plan Visioning Workshop Held

Interested community members participated in two visioning workshops for the Key Largo Livable CommuniKeys Plan on Tuesday, July 27, 2004 at the Lion's Club. The Monroe County Planning Department and the project consultant, HDR, hosted the identical workshops held from 4-6pm and 7-9pm.

Those in attendance participated in round table discussions identifying the **Strengths, Weaknesses, Opportunities and Threats (SWOT)** that they felt effects the Key Largo planning area. Each table was facilitated by a County Planner or consultant and identified a significant number of issues and ideas. Participants used maps and lists to identify areas, thoughts, ideas and issues that corresponded the SWOT topics. While some citizens came to listen; others were actively involved in the identification of the major issues facing the island. Most importantly, every participant had an opportunity to voice their ideas, opinions or concerns.

The results of the round table discussions were reported to the entire group and included in a



consolidated list. Participants next identified their highest ranked issues for each topic through a voting exercise. Each participant was then given four color coded dots and asked to "vote" from the consolidated list for the issues they considered most important.

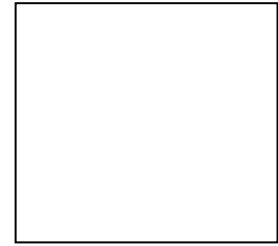
Participants identified:

- Small town atmosphere and redevelopment of the Quay into a Community Center ranked as the top **strength**;
- U.S. 1 ranked as the major **weakness** in the area;
- The best **opportunity** for improvement in the community would come from enhancements to the U.S. 1 corridor and use of a toll;
- Development of the Florida City/Homestead area was seen as a major **threat** to the community; and

A presentation of the complete results of the workshop will occur at the upcoming Goal and Objectives meeting to be held **September 2, 2004, 6:30 pm to 8:30 pm**, at the Lions Club, behind the TIB Bank, MM 99.8 in Key Largo.



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Community Meeting Announcement

Purpose: Key Largo CommuniKeys Master Plan
Goals and Objectives Workshop 2

When: Thursday, September 2, 2004
6:30 to 8:30 PM

Where: Lion's Club (MM 99-100)
20102 Homestead Avenue
Key Largo, FL
(Behind TIB Bank)